



MEMORANDUM

TO: Members of the Waterfront Planning Advisory Board

FROM: Sarah Graham, Senior Planner
Planning and Development Review Department

DATE: November 8, 2010

SUBJECT: Holly Street Power Plant Decommissioning and Demolition Project –
Temporary Off-Site Improvements -SPC-2010-0137C

ADDRESS: 2319 ½ Canterbury St

REQUESTS:

From the Environmental Board:

Approval of LDC 25-2-721A(4) – Recommendation of the Environmental Board for a site plan within the Waterfront Overlay Combining District.

From the Waterfront Planning Advisory Board:

Approval of LDC 25-5-143(C) – Recommendation of a site plan in the Waterfront Overlay to be presented to the Land Use Commission.

From the Planning Commission:

Approval of LDC 25-2-625(D)(2) – Conditional Use Permit related to P - Public zoning.

Project Area Description

The Holly Street Power Plant Decommissioning and Demolition Project - Temporary Off-Site Improvements (the Project) is the next phase in the redevelopment of the recently retired, gas-fired, electric generating power plant that sits on the banks of Lady Bird Lake in East Austin. The Project's temporary off-site work is necessary to support the demolition and restoration within the Holly Street Power Plant Site. The Holly Street Power Plant Demolition and Decommissioning Project has been submitted under a separate Site Plan (SPC-2009-0199D), which was permitted in June 2010. This current site plan application for Temporary Off-Site Improvements (SPC-2010-0137C) consists

of two phases. The first phase provides a temporary roadway connection to the Power Plant site and constructs a temporary parking area where a baseball field currently exists. The second phase returns the site to its existing conditions, including removing the parking area, rebuilding the baseball field, closing off the temporary roadway connection, and rebuilding the sidewalk network.

The demolition of the Holly Street Power Plant will require multiple trips daily by large trucks in an out of the site to remove construction debris. Much of the debris will be trucked out of the downtown Austin area. Since the area surrounding the plant is made up of single-family homes, parks and schools, a route analysis was performed to determine the safest and least disturbing route through the neighborhood's streets to a major thoroughfare. Several routes were analyzed, and with input from the neighborhood community, a route from the northeast corner of the property, along Pedernales Street, to Cesar Chavez, and ultimately to Pleasant Valley, was chosen.

The Metz Park and Community Center occupies the property to the north of the Holly Street Power Plant where the temporary construction will be located. The Metz Park site is 10.6 acres of land, bounded by Lady Bird Lake and Pedernales Street to the east, Holly Street Power Plant to the south, Canterbury Street to the north, and residential homes to the west. The park and recreation center shares the site with the Canterbury Lift Station. Other improvements on the site include a playground, baseball fields, a splash park, basketball courts and picnic areas. A portion of Pedernales Street along the east site of the property is paved and has head-in and parallel parking spaces along both sides. The spaces are provided for patrons of the park, the recreation center and the hike and bike trail. In order to provide the temporary haul road for construction, the existing pavement will need to be extended to the south to the Holly Street Power Plant site. In order to provide the safest situation for park patrons and the construction activities, the section of haul road from the power plant site to the intersection of Pedernales and Canterbury Street will be closed to traffic and will be surrounded by concrete barriers and security fencing. As such, parking for the site will be relocated to a temporary parking lot to be constructed to the west of the recreation center in an area currently occupied by a baseball field. Upon completion of the Holly Street Power Plant Demolition and Decommissioning Project, the temporary parking lot and haul road will be removed and the area will be restored to pre-construction conditions.

Waterfront Overlay

This Project is located within the Festival Beach portion of the Waterfront Overlay Combining District. In June 2009, City Council passed an ordinance to amend the district's development allowances, and to establish a Waterfront Overlay Board. As this site is zoned P-NP (Public – Neighborhood Plan), this site plan is considered a Conditional Use Permit, and must be approved by the Land Use Commission. The Planning Commission will hear this case on November 9, 2010. According to LDC § 25-5-143, the director shall request a recommendation from the Waterfront Planning Advisory Board to be presented to the Land Use Commission. According to §25-2-721, Planning Commission shall request a recommendation from the Environmental Board before approving or denying a site plan within the Waterfront Overlay combining district

and shall consider the recommendation provided by the board. On October 20, 2010, this site plan application received a recommendation from the Environmental Board with a 6-0 consent vote.

The demolition of the old Power Plant, which was permitted through a separate site plan, and the subsequent temporary off-site improvements to remove construction debris are in alignment with the Goals and Policies of the Waterfront Overlay Combining District, per LDC 25-2-710. The goals include ensuring that zoning decisions in the Colorado River corridor achieve the highest degree of land use compatibility by eliminating industrial uses from the confluence of Longhorn Dam; phasing out resource extraction; and providing the public visual and physical access to the Colorado River. Goals also strive to protect, enhance, and interpret natural values and environmentally sensitive areas of the Colorado River Corridor through appropriate mitigation for new development affecting identified landforms; and maintenance of natural shorelines and bluffs along the waterfront, except where otherwise required by subdistrict regulations or for necessary stabilization. The final goal of the District is to recognize the potential of the waterfront as an open space connector, form-shaper of urban development, and focal point for lively pedestrian-oriented mixed uses as defined by the subdistrict goals of the Town Lake Corridor Study.

Environmental

The applicant requested an administrative variance as the site plan proposes construction within the Critical Water Quality Zone in an Urban Watershed (LDC Article 7, Division 1) along Lady Bird Lake. City staff granted the variance, as the Findings of Fact (LDC 25-8-42(C)) have been met. Please see the attached Administrative Variance Action Form, which was approved on September 3, 2010 (see attached letter). The work in the CWQZ will consist of about 180-feet of temporary haul road that connects the power plant site to an existing parking lot off-site. Work within the CWQZ has been minimized as much as possible to allow transport of demolished materials out of the power plant site. Two crepe myrtles will be removed during this Project, and the applicant is providing 14 inches of Pecan and American Elm as replacement trees. Fiscal estimate for Erosion and Sedimentation Control has not been posted yet (\$30,814) and administrative variance fee has not been posted (\$330). These fees shall be paid prior to permitting. On October 20, 2010, this site plan application received a recommendation from the Environmental Board with a 6-0 consent vote.

Drainage

Since the project will result in a net decrease of impervious cover and due to its proximity to Town Lake, no 2 or 25/100-year detention ponds are proposed. After demolition of the plan infrastructure, drainage from the site will be restored to existing flow patterns that discharge to Town Lake.

Water Quality

Water Quality will be protected during demolition through the use of temporary erosion control devices installed and maintained in accordance with the City of Austin Environmental Criteria Manual. Construction will proceed in a manner that will

maximize the use of temporary erosion control devices and by installing tree protection fencing.

	Existing	Interim Conditions	Post Restoration
IMPERVIOUS COVERAGE	1.46 ac (13.8%)	1.85 ac (17.4%)	1.46 ac (13.8%)

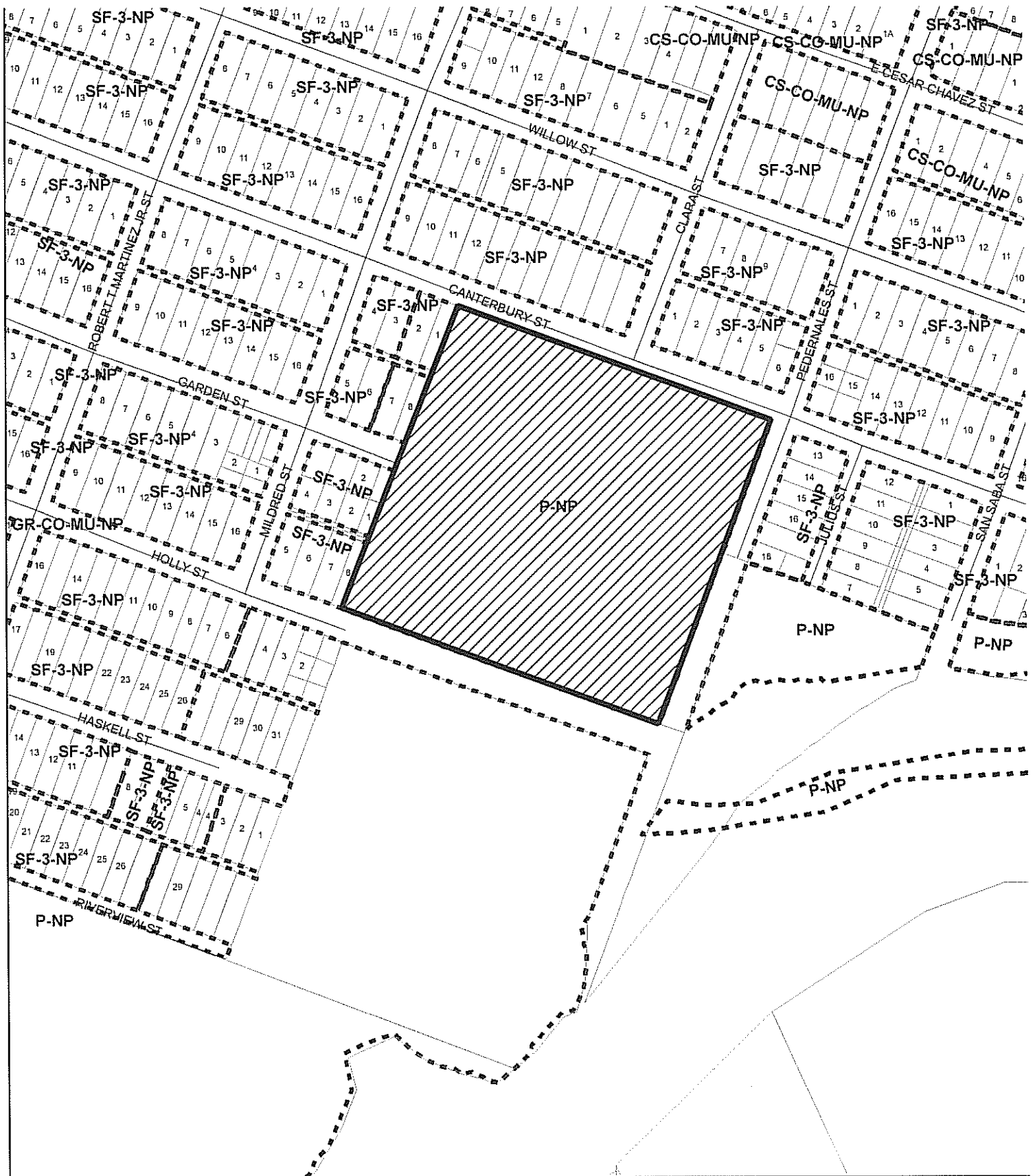
Recommendation

Staff recommends approval of this site plan without conditions.

If you need further details, please feel free to contact me at 974-2826.

Sarah Graham, Senior Planner

Planning and Development Review Department



SITE PLAN



SUBJECT TRACT



ZONING BOUNDARY

CASE#: SPC-2010-0137C
 ADDRESS: 2319 1/2 Canterbury St
 MANAGER: SARAH GRAHAM



0 75 150 300 Feet

This map has been produced by site plan review for the sole purpose of geographic reference.
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SITE PLAN

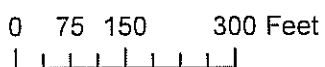


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June 1, 2010

Department Director
City of Austin
Watershed Protection & Development Review Department
P.O. Box 1088
Austin, Texas 78767

Re: City File No: SPC-2010-0137C
Holly Street Power Plant Decommissioning Project Temporary Off-Site Improvements
Construction in CWQZ Variance

Dear Director:

On behalf of the owner of the above referenced subdivision, we wish respectfully request a variance from the following provision of the *Land Development Code*:

25-8-261 Critical Water Quality Zone Development

This section of this provision prohibits development within the Critical Water Quality Zone. In conjunction with the demolition and decommissioning of the Holly Street Power Plant, trucks will be leaving the site daily filled with construction debris material. Since the plant is located in a residential area with schools and parks nearby, several haul routes were analyzed to determine the most direct route from the plant to an arterial roadway. The route analysis looked at the conditions of the existing roads, clearance from nearby overhead utilities, truck maneuverability as well as effects on the neighborhood. It was decided that the safest and most direct route was along Pedernales Street. As such, the existing road is to be extended to the Holly Street Power Plant site through Metz Park. This roadway will be removed at the end of the project and the area will be restored to pre-existing conditions. The magnitude of the construction within the CWQZ is the minimum required to construct the roadway. We believe that the variance is appropriate and justified. Our reasoning is outlined in the attached *Findings of Fact* for your review. Your favorable consideration and support of our request would be appreciated.

If you have any questions, please feel free to call.

Very truly yours,

Axiom Engineers Inc.

A handwritten signature in black ink that reads "Nicole Folta Findeisen".

Nicole Folta Findeisen, P.E.

